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November 14, 2008

**VIA HAND DELIVERY**

Mike Elabarger  
Department of Planning  
County of Loudoun  
1 Harrison Street, S.E., 3<sup>rd</sup> Floor  
Leesburg, VA 20176



**Re: SPEX 2008-0036 – Hogan & Sons Goodyear**

Dear Mike:

Enclosed please find the Reaffirmation of Disclosure of Real Parties in Interest in the above-referenced matter.

If you have any questions, please contact me.

Very truly yours,

  
Georgiana M. Pardo

GMP:lkg  
Enclosure

ATTACHMENT 2

A-031

**LOUDOUN COUNTY**  
**DISCLOSURES OF REAL PARTIES IN INTEREST**  
**AND LAND USE PROCEEDINGS**

**A. INTRODUCTION**

Under the mandatory provisions of Va. Code Ann. § 15.2-2287.1, each member of the Board of Supervisors, Planning Commission, and the Board of Zoning Appeals must make a full public disclosure of any business or financial relationship (including gifts or donations received as described in this Affidavit) that the member has or has had with the applicant, title owner, contract purchaser, or lessee of the land or their agent within twelve months prior to a hearing. This Code Section is specifically applicable only to Loudoun County.

In addition, pursuant to Va. Code Ann. § 15.2-2289, the Board of Supervisors for Loudoun County had previously adopted an ordinance requiring the submission of a completed Disclosure of Real Parties in Interest Form. See 1993 Revised Zoning Ordinance, Section 6-403(A).

The Loudoun County Board of Supervisors has directed County Staff to prepare land use affidavit forms to be used with rezoning, special exception, and variance applications, and reaffirmation procedures for affidavits. **The "Affidavit" and "Reaffirmation of Affidavit" forms shall not be altered or modified in any way. Any form that is altered or modified in any way will not be accepted.**

With the submission of any such zoning application, you are required to submit an Affidavit. Prior to a public hearing, you will be required to reaffirm your Affidavit in accordance with the reaffirmation procedures.

**B. INSTRUCTIONS**

1. Fill out the Affidavit and file with Application.
2. All listings which include PARTNERSHIPS, CORPORATIONS, or TRUSTS, must include the names of beneficiaries, broken down successively until: (a) only individual persons are listed or (b) the listing is a corporation having more than 100 shareholders that has no shareholder owning 10% or more of any class of stock. In the case of an Applicant, title owner, contract purchaser, or lessee of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all its partners (general and limited), of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the applicant, title owner, contract purchaser, or lessee of the land.
3. **Limited liability companies and real estate investment trusts and their equivalents are treated as corporations**, with members being deemed the equivalent of shareholders; managing members shall also be listed.

4. Prior to each and every public hearing on a Zoning Map Amendment, Zoning Concept Plan Amendment, Zoning Ordinance Modification, Special Exception, Commission Permit, Certificate of Appropriateness or Variance, and prior to Board action, the Applicant shall review the affidavit and provide any changed or supplemental information including business or financial relationships of the type described above, that arise on or after the date of this application. A "Reaffirmation of Affidavit" form is available for your use online at: <http://inetdocs.loudoun.gov/planning/docs/documentsandfor /index.htm>
5. As used in these forms "real parties in interest" shall include all sole or joint property owners, parties who have legal interest in the protection of the property such as a trustee or executor, parties who have an equitable or beneficial interest in the property, such as beneficiaries of a trust, and, in the case of corporations, all stockholders, officers, and directors. Pursuant to Va. Code Ann. § 15.2-2289, the requirement of listing names of stockholders, officers, and directors shall not apply to a corporation whose stock is traded on a national or local stock exchange and having more than 500 shareholders.
6. In the case of a condominium, the requirements shall apply only to the title owner, contract purchaser, or lessee if they own 10% or more of the units in the condominium.

I, John F. Hogan, Jr., do hereby state that I am an

     Applicant

☒ Applicant's Authorized Agent listed in Section C.1. below

in Application Number(s): SPEX 2008-0036, Hogan & Sons Goodyear

and that to the best of my knowledge and belief, the following information is true:

**C. DISCLOSURES: REAL PARTIES IN INTEREST AND LAND USE PROCEEDINGS**

**1. REAL PARTIES IN INTEREST**

The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS** and **LESSEES** of the land described in the application\* and if any of the forgoing is a **TRUSTEE\*\*** each **BENEFICIARY** of such trust, and all **ATTORNEYS**, and **REAL ESTATE BROKERS**, and all AGENTS of any of the foregoing.

All relationships to the persons or entities listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together (ex. Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc.) For a multiple parcel application, list the Parcel Identification Number (PIN) of the parcel(s) for each owner(s).

<b>PIN</b>	<b>NAME (First, M.I., Last)</b>	<b>ADDRESS (Street, City, State, Zip Code)</b>	<b>RELATIONSHIP (Listed in bold above)</b>
	Hogan & Sons, Inc. John F. Hogan, Jr. & John F. Hogan, III	P.O. Box 4387 Leesburg, VA 20176	Applicant
127-26-4734	Arcadia-South Riding, LLC Donald L. Miller	P.O. Box 1150 Purcellville, VA 20134	Owner
	Sperry Van Ness-Vaaler Real Estate Ashley M. Sonnevile	19 North King Street Leesburg, Virginia 20176	Real Estate Agent
	Bowman Consulting Group Ltd. Chris Oldham, Patrick D. Quante, Mark W. Baker	101 South Street, SE Leesburg, VA 20175	Agent
	Reed Smith LLP Georgiana M. Pardo, Michael A. Banzhaf	44084 Riverside Parkway, Suite 300 Leesburg, VA 20176	Attorneys
	M.J. Wells & Associates, Inc. Mike Workosky	1420 Spring Hill Road, Suite 600 McLean, VA 22102	Agent
	Pinnacle Design and Consulting, Inc. Dale Wilkowske	11150 Fairfax Blvd., Suite 402 Fairfax, VA 22030-5066	Agent

\* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

\*\* In the case of a TRUSTEE, list Name of Trustee, name of Trust, if applicable, and name of each beneficiary.

Check if applicable:

☐ There are additional Real Parties in Interest. See Attachment to Paragraph C-1.

## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

**Hogan & Sons, Inc., P.O. Box 4387, Leesburg, VA 20176**

### Description of Corporation:

☒ There are 100 or fewer shareholders and all shareholders are listed below.

☐ There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

☐ There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

☐ There are more than 500 shareholders and stock is traded on a national or local stock exchange.

### Names of Shareholders:

<b>SHAREHOLDER NAME</b> (First, M.I., Last)	<b>SHAREHOLDER NAME</b> (First, M.I., Last)
Marjon LLC	
John F. Hogan, III	

### Names of Officers and Directors:

<b>NAME</b> (First, M.I., Last)	<b>Title</b> (e.g. President, Treasurer)
John F. Hogan, Jr.	President and CEO
Mary J. Hogan	Vice President
John F. Hogan, III	Secretary and Treasurer

Check if applicable:

☒ There is additional Corporation Information. See Attachment to Paragraph C-2.

## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

**Marjon, LLC, P.O. Box 4387, Leesburg, VA 20176**

### Description of Corporation:

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

### Names of Shareholders:

<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>	<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>
John F. Hogan, Jr.	

### Names of Officers and Directors:

<b>NAME</b> <b>(First, M.I., Last)</b>	<b>Title</b> <b>(e.g. President, Treasurer)</b>

Check if applicable:

☒ *There is additional Corporation Information. See Attachment to Paragraph C-2.*

**2. CORPORATION INFORMATION** (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

**Arcadia-South Riding, L.L.C., P.O. Box 1150, Purcellville, VA 20134-1150**

**Description of Corporation:**

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

**Names of Shareholders:**

<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>	<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>
Arcadia Commercial Company	Neil K. Reinhard
Seth Mendal Reinhard 2004 Irrevocable Trust	Jonah Reinhard 2004 Irrevocable Trust
Ruth Reinhard Fletcher	Fletcher Venture Group, LLC
Erica Reinhard Krauss	Krauss Venture Group, LLC
Ian Reinhard	Donald L. Miller
Gary J. Ender	

**Names of Officers and Directors:**

<b>NAME</b> <i>(First, M.I., Last)</i>	<b>Title</b> <i>(e.g. President, Treasurer)</i>
Neil K. Reinhard	President & Director
Donald L. Miller	Chief Operating Officer
Gary J. Endler	Chief Financial Officer
Eli Reinhard	Director

Check if applicable:

☒ There is additional Corporation Information. See Attachment to Paragraph C-2.



## 2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

**Arcadia Commercial Company, P.O. Box 1150, Purcellville, VA 20134-1150**

### Description of Corporation:

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

### Names of Shareholders:

<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>	<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>
Neil K. Reinhard	

### Names of Officers and Directors:

<b>NAME</b> <b>(First, M.I., Last)</b>	<b>Title</b> <b>(e.g. President, Treasurer)</b>
Neil K. Reinhard	President & Director
Donald L. Miller	Chief Operating Officer
Gary J. Endler	Chief Financial Officer
Eli Reinhard	Director

Check if applicable:

☒ *There is additional Corporation Information. See Attachment to Paragraph C-2.*

**2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)**

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

**Seth Mendal Reinhard 2004 Irrevocable Trust, P.O. Box 1150, Purcellville, VA 20134**

**Description of Corporation:**

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

**Names of Shareholders:**

<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>	<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>
Seth Mendal Reinhard	

**Names of Officers and Directors:**

<b>NAME</b> <i>(First, M.I., Last)</i>	<b>Title</b> <i>(e.g. President, Treasurer)</i>

Check if applicable:

☒ *There is additional Corporation Information. See Attachment to Paragraph C-2.*

**2. CORPORATION INFORMATION** (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

**Jonah Reinhard 2004 Irrevocable Trust, P. O. Box 1150, Purcellville, VA 20134**

**Description of Corporation:**

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

**Names of Shareholders:**

<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>	<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>
Jonah Reinhard	

**Names of Officers and Directors:**

<b>NAME</b> <b>(First, M.I., Last)</b>	<b>Title</b> <b>(e.g. President, Treasurer)</b>

Check if applicable:

☒ There is additional Corporation Information. See Attachment to Paragraph C-2.

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**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

**Fletcher Venture Group, LLC, P.O. Box 5368, San Jose, CA 95110**

**Description of Corporation:**

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

**Names of Shareholders:**

<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>	<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>
Alex Fletcher	
Noah Fletcher	
Max Fletcher	

**Names of Officers and Directors:**

<b>NAME</b> <i>(First, M.I., Last)</i>	<b>Title</b> <i>(e.g. President, Treasurer)</i>

Check if applicable:

☒ *There is additional Corporation Information. See Attachment to Paragraph C-2.*

**2. CORPORATION INFORMATION** (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

**Krauss Venture Group, LLC, P.O. Box 5368, San Jose, CA 95110**

**Description of Corporation:**

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

**Names of Shareholders:**

<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>	<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>
Ester Krauss	Devorah Krauss
Adina Krauss	Yehuda Krauss
Baruch Krauss	Leah Krauss
Rivla Krauss	Itzhak Krauss
Miriam Krauss	

**Names of Officers and Directors:**

<b>NAME</b> <b>(First, M.I., Last)</b>	<b>Title</b> <b>(e.g. President, Treasurer)</b>

Check if applicable:

☒ There is additional Corporation Information. See Attachment to Paragraph C-2.

**2. CORPORATION INFORMATION (see also Instructions, Paragraph B.3 above)**

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**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

**Sperry Van Ness-Vaaler Real Estate, 19 North King Street, Leesburg, Virginia 20176**

**Description of Corporation:**

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

**Names of Shareholders:**

<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>	<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>
Rich Vaaler	
Sallie Vaaler	

**Names of Officers and Directors:**

<b>NAME</b> <b>(First, M.I., Last)</b>	<b>Title</b> <b>(e.g. President, Treasurer)</b>
Rich Vaaler	President and Treasurer
Sallie Vaaler	Vice President & Secretary

Check if applicable:

☒ *There is additional Corporation Information. See Attachment to Paragraph C-2.*

**2. CORPORATION INFORMATION** (see also Instructions, Paragraph B.3 above)

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**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

**M.J. Wells & Associates, Inc., 1420 Spring Hill Road, Suite 600, McLean, VA 22102**

**Description of Corporation:**

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

**Names of Shareholders:**

<b>SHAREHOLDER NAME</b> (First, M.I., Last)	<b>SHAREHOLDER NAME</b> (First, M.I., Last)
Robin L. Antonucci	Ernest M. Eggleston
Martin M. Barna	Kevin R. Fellin
Barbara J. Blackmore	Melissa T. Hish
Christopher L. Bowyer	Admir Husadzinovic
Jennifer N. Carpenter	Agan Husadzinovic
John F. Cavan	Majdeta Husadzinovic
Maureen E. Cicciarelli	William F. Johnson
Lorrie D'Amico-Branch	Christopher L. Kabatt
Winnie F. Dadzie	Robert T. Kohler
Sudeep Deshmukh	Priyatham Konda

**Names of Officers and Directors:**

<b>NAME</b> (First, M.I., Last)	<b>Title</b> (e.g. President, Treasurer)
Martin J. Wells	President and Secretary
Terence J. Miller	Vice President and Treasurer

Check if applicable:

☒ There is additional Corporation Information. See Attachment to Paragraph C-2.

**2. CORPORATION INFORMATION** (see also Instructions, Paragraph B.3 above)

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**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

**M.J. Wells & Associates, Inc., 1420 Springhill Road, Suite 600, McLean, VA 22102**

**Description of Corporation:**

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

**Names of Shareholders:**

<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>	<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>
Maria C. Lashinger	Aaron M. Siddle
Brian J. Leljedal	Kevin D. Sitzman
Jami L. Milanovich	Jorjean M. Stanton
Terence J. Miller	Christopher Turnbull
David A. Ohler	Glenda D. Tyler
John P. Perez	James W. Watson
Michael R. Pinkoske, Jr.	Martin J. Wells
Anne M. Randall	Joseph A. Winterer
Lawrence E. Sefcik	Michael J. Workosky

**Names of Officers and Directors:**

<b>NAME</b> <i>(First, M.I., Last)</i>	<b>Title</b> <i>(e.g. President, Treasurer)</i>

Check if applicable:

☒ *There is additional Corporation Information. See Attachment to Paragraph C-2.*



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**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

**Bowman Consulting Group, Ltd., 3863 Centreview Drive, Suite 300, Chantilly, VA 20151**

**Description of Corporation:**

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

**Names of Shareholders:**

<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>	<b>SHAREHOLDER NAME</b> <i>(First, M.I., Last)</i>
See attached	

**Names of Officers and Directors:**

<b>NAME</b> <i>(First, M.I., Last)</i>	<b>Title</b> <i>(e.g. President, Treasurer)</i>
Gary P. Bowman	President
Jeffrey A. Blair	Vice-President
Michael G. Bruen	Vice-President
Justin G. Mahlmann	Vice-President
Michael P. Pointer	Vice-President
Patrick D. Quante	Vice-President
Robert A. Hickey	Secretary/Treasurer

Check if applicable:

☒ *There is additional Corporation Information. See Attachment to Paragraph C-2.*

**Bowman Consulting Group, Ltd.**

**Shareholders**

**Gary P. Bowman  
Walter C. Sampsell, III  
Patrick D. Quante  
Michael G. Bruen  
Mark S. Stires  
Donald J. Zdancewicz  
Walter C. Sampsell, Jr.  
Daren B. Tagg  
Michael B. McCordic  
David T. Frankenfield  
Roy E. Waugh  
Douglas H. Wagner  
Jacob T. Tanner  
Robert A. Hickey  
Justin G. Mahlmann  
Charles E. Walls, Jr.  
John R. Lutostanski  
Martin E. Crahan  
Jeffrey A. Blair  
Justin R. Troidl  
Mark W. Baker  
Justin C. Francis  
Jamie E. Crown  
Patricia A. Hollar  
Michael P. Pointer  
M. Scott Delgado  
Charles E. Powell  
Matthew Tauscher**

**2. CORPORATION INFORMATION** (see also Instructions, Paragraph B.3 above)

The following constitutes a listing of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 100 or fewer shareholders, a listing of all of the shareholders, **and if such corporation is an owner of the subject land**, all **OFFICERS** and **DIRECTORS** of such corporation. (Include sole proprietorships, limited liability companies and real estate investment trusts).

**Name and Address of Corporation:** (complete name, street address, city, state, zip code)

**Pinnacle Design and Consulting, Inc., 11150 Fairfax Blvd., Suite 402, Fairfax, VA 22030-5066**

**Description of Corporation:**

☒ *There are 100 or fewer shareholders and all shareholders are listed below.*

☐ *There are more than 100 shareholders, and all shareholders owning 10% or more of any class of stock issued by said corporation are listed below.*

☐ *There are more than 100 shareholders but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.*

☐ *There are more than 500 shareholders and stock is traded on a national or local stock exchange.*

**Names of Shareholders:**

<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>	<b>SHAREHOLDER NAME</b> <b>(First, M.I., Last)</b>
Mark S. Leany	

**Names of Officers and Directors:**

<b>NAME</b> <b>(First, M.I., Last)</b>	<b>Title</b> <b>(e.g. President, Treasurer)</b>

Check if applicable:

☒ There is additional Corporation Information. See Attachment to Paragraph C-2.

### 3. PARTNERSHIP INFORMATION

The following constitutes a listing of all of the **PARTNERS**, both **GENERAL** and **LIMITED**, in any partnership disclosed in the affidavit.

**Partnership name and address:** (complete name, street address, city, state, zip)

**Reed Smith LLP, 44084 Riverside Parkway, Suite 300, Leesburg, VA 20176**

☒ (check if applicable) The above-listed partnership has no limited partners.

**Names and titles of the Partners:**

<b>NAME</b> <b>(First, M.I., Last)</b>	<b>Title</b> <b>(e.g. General Partner, Limited Partner, etc)</b>
See attached	

Check if applicable:

x Additional Partnership information attached. See Attachment to Paragraph C-3.

# REED SMITH LLP

## List of Partners

Abbott, Kevin C.	Christman, Bruce L.	Greenblatt, Lewis B.	Kozlov, Herbert F.
Allen, Thomas L.	Clark, II, Peter S.	Grimes, David M.	Krebs-Markrich, Julia
Andrews, Alex T.	Cobetto, Jack B.	Gross, Dodi Walker	Kuglar, Stefan
Arkebauer, J. Todd	Colen, Frederick H.	Guadagnino, Frank T.	Kwuon, Janet H.
Arnold, Roy W.	Colman, Abraham J.	Gwynne, Kurt F.	Lacy, Jr., D. Patrick
Baker, Scott D.	Connoley, Mark F.	Hackett, Mary J.	Lasher, Lori L.
Ballantine, Frank D.	Connors, Eugene K.	Hargreaves, Philip M.	LeDonne, Eugene
Banzhaf, Michael A.	Convery, III, J. Ferd	Harris, Judith L.	Leech, Frederick C.
Barnes, James J.	Cotler, Alan K.	Hartley, Simon P.	Leiderman, Harvey, L.
Beale, Giles W.	Davies, Colleen T.	Hartman, Ronald G.	Lo Vallo, Michael A.
Begley, Sara A.	Demase, Lawrence A.	Hawley, Terence N.	Loepere, Carol C.
Bernier, Maria N.	DeNinno, David L.	Heffler, Curt L.	Lowenstein, Michael E.
Bernstein, Leonard A.	Dermody, Debra H.	Hemming, Seth M.	Luchini, Joseph S.
Bevan, III, William	DiFiore, Gerard S.	Hewetson, Charles M.	Lyons, III, Stephen M.
Bhattacharyya, Gautam	Dilling, Robert M.	Hibbert, Thomas	Magera, George F.
Bickham, J. David	DiNome, John A.	Hill, Christopher A.	Mahone, Glenn R.
Binis, Barbara R.	Dittoe, John E.	Hill, Robert J.	Mantell, Nanette W.
Blasier, Peter C.	Dolin, Stewart	Hitt, Leo N.	Marger, Joseph M.
Blitch, Stephen G.	Doran, William E.	Hirsch, Austin L.	Martini, James C.
Bobo, Stephen T.	Dubelier, Eric A.	Hofstetter, Jonathan M.	Martini, John D.
Boehner, Russell J.	Dumville, S. Miles	Holmes, Katherine M.	McAllister, David J.
Bolden, A. Scott	Duronio, Carolyn D.	Honigberg, Carol C.	McDavid, George E.
Bonessa, Dennis R.	East, Lindsay T.	Hultquist, James T.	McGarrigle, Thomas J.
Booker, Daniel I.	Edwards, Stephen S.	Iino, John M.	McGough, Jr., W. Thomas
Borrowdale, Peter E.	Epstein, Bette B.	Innamorato, Don A.	McGuan, Kathleen H.
Boutcher, David J.	Eskilson, James	Jared, Cynthia	McKenna, J. Frank
Boven, Douglas G.	Evagora, Kyri	Jeffcott, Robin B.	McNichol, Jr., William J.
Bradley, Patrick E.	Evans, David C.	Jenkinson, Andrew P.	Mehfoud, Kathleen S.
Brand, Mark A.	Fagelson, Ian B.	Johnston, Paul F.	Melodia, Mark S.
Bresch, Jeffrey J.	Fagelson, Karen C.	Jordan, Gregory B.	Metro, Joseph W.
Brown, Charles A.	Flatley, Lawrence E.	Kabnick, Lisa D.	Meyers, Michael A.
Brown, Michael K.	Fogel, Paul D.	Karides, Constantine	Miller, Edward S.
Buckley, Mike C.	Foster, Timothy G.	King, Robert A.	Miller, Steven A.
Burroughs, Jr., Benton	Fox, Thomas C.	Kirkpatrick, Stephen A.	Moberg, Marilyn A.
Cameron, Douglas E.	Francis, Jr., Ronald L.	Kleier, James	Montague-Jones, Roy R.
Caplan, Gary S.	Frank, Ronald W.	Klein, Murray J.	Morris, Robert K.
Carder, Elizabeth B.	Freeman, Lynne P.	Kohn, Steven M.	Munsch, Martha Hartle
Cardozo, Raymond A.	Frenier, Diane M.		Myers, Donald J.
Charot, Benoit	Fritton, Karl A.		Napolitano, Perry A.
	Gallagher, Jr., Daniel P.		
	Gallatin, Jr. James P.		
	Gasparetti, Lorenzo E.		
	Gentile, Jr. Pasquale D.		
	Gilbert, Jeffrey T.		
	Greeson, Thomas W.		

**REED SMITH LLP – List of Partners (cont'd)**

Naugle, Louis A.	Shaw, Nick J.	Zaimes, John P.	Lewis, Richard P.
Nelson, Jack R.	Short, Carolyn P.	Quinn, Tracy Zurzolo	O'Brien, Kathyleen A.
Neiman, Robert K.	Sigelko, Duane F.	Sollie, Kyle O.	Rahl, J. Andrew
Nicholas, Robert A.	Simons, Bernard P.	Zoeller, Lee A.	Schlecker, David M.
Nicoll, Richard C.	Simons, Robert P.	Terras, Alexander	Siev, Jordan W.
O'Neil, Mark T.	Singer, Paul M.	Rosales, Rex K.	Silverschotz, Mark D.
Paisley, Belinda L.	Skrein, Michael P.	Drew, Jeffery	Weyman, Mark L.
Parker, Roger J.	Smersfelt, Kenneth N.	Rymer, Philip R.	Yavitz, Judith A.
Patterson, Lorin E.	Smith, Barry H.	Green, Terry R.	Zhang, Jinshu
Pearman, Scott A.	Smith, John Lynn	Teare, Peter A.	Scogin, Hugh T.
Peck, Jr., Daniel F.	Smith, Robert M.	Vishneski, John S.	Mann, Sharon J.
Pedretti, Mark G.	Spafford, Richard A.	Eggert, Russell R.	York, Stephen
Perfido, Ruth S.	Spaulding, Douglas K.	Halbreich, David M.	Dellenbach, Robert B.
Peterson, Kurt C.	Speed, Nicholas P.	Rawles, Douglas C.	Hooper, John P.
Philipps, Richard P.	Springer, Claudia Z.	Stephenson, Leon	Sussman, Allen Z.
Phillips, Robert D.	Stanley, David E.	Jaskot, Paul J.	Healy, Christopher W.
Pike, Jon R.	Stewart, II, George L.	McCarroll, James C.	
Pollack, Michael B.	Swinburn, Richard R.	Tandler, James R.	(Additions 9-15-08)
Quinn, Jonathan S.	Tabachnick, Gene A.	Bovich, John P.	Shugrue, John D.
Radley, Lawrence J.	Taylor, Andrew D.	Powell, David C.	Garcia, Sergio
Raju, Ajay K.	Taylor, Philip M.	Suddath, Thomas	Illouz, Stephane
Rambaud, Mathieu	Thallner, Jr., Karl A.	Thompson, Barry J.	Scudellari, Richard
Raymond, Peter D.	Thomas, Alexander Y.	Thompson, Gary S.	Grellet, Luc
Reed, W. Franklin	Thomas, William G.	Barber, William James	Green-Kelly, Diane
Reid, Graham M.	Thompson, David A.	Gresham	
Reinke, Donald C.	Tillman, Eugene	Birt, Steven James	(Additions 10-27-08)
Risetto, Christopher L.	Tocci, Gary M.	Brown, Andrew Kenneth	Opperman, Craig P.
Ritchey, Patrick W.	Todd, Thomas	Cheung, Bo Chun Janet	Gabbert, Dale
Roche, Brian D.	Tompkins, Benjamin F.	Ho, Delpha	
Rofe, Douglas J.	Trvelise, Andrew J.	Howse, Christopher Guy	(Additions 11-13-08)
Rolfes, James A.	Unkovic, John C.	Jong, Denise	Hardy, Peter
Rosen, Barry S.	Vitsas, John L.	Kwong, Fung Ling	
Rosenbaum, Joseph I.	Von Waldow, Arnd N.	Nanette	
Rosenberg, Carolyn H.	Wallis, Eric G.	Lai, Ivy	
Roth, Robert A.	Warne, David G.	Morrison, Alexander	
Rubenstein, Donald P.	Wasserman, Mark W.	David	
Rudolf, Joseph C.	Weissman, David L.	Norman, David Michael	
Sanders, Michael	Weissman, Sonja S.	Pepper, Michael Ross	
Schaffer, Eric A.	Weller, Charles G.	David	
Schaidler, Joel R.	Wilkinson, James F.	Sharma, Asha Rani	
Schatz, Gordon B.	Wilkinson, John	Todd, Thomas	
Schlesinger, Matthew J.	Wilson, Stephanie	Williams, Christopher	
Schmarak, Bradley S.	Wolff, Sarah R.	James	
Schumacher, Jeffrey A.	Witty, Huw R.	Winter, Graham Paul	
Scott, Michael T.	Wood, Douglas J.	Davis, James M.	
Seaman, Charles H.	Wood, James M.	Ellison, John N.	
Sedlack, Joseph M.	Wray, Richard K.	Bartfeld, Arnold L.	
Seeder, Marshall	Yoo, Thomas J.	Cooper, Steven	
Shanus, Stuart A.		Glatzer, Jeffrey L.	
		Kramer, Ann V.	

#### 4. ADDITIONAL INFORMATION

- a. One of the following options **must** be checked:

☐ In addition to the names listed in paragraphs C. 1, 2, and 3 above, the following is a listing of any and all other individuals who own in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

☒ Other than the names listed in C. 1, 2 and 3 above, no individual owns in the aggregate (directly as a shareholder, partner, or beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land:

Check if applicable:

☐ Additional information attached. See Attachment to Paragraph C-4(a).

- b. That no member of the Loudoun County Board of Supervisors, Planning Commission, Board of Zoning Appeals or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or though an interest in a partnership owning such land, or as beneficiary of a trust owning such land.

**EXCEPT AS FOLLOWS: (If none, so state). None.**

Check if applicable:

☐ Additional information attached. See Attachment to Paragraph C-4(b).

- c. That within the twelve-month period prior to the public hearing for this application, no member of the Loudoun County Board of Supervisors, Board of Zoning Appeals, or Planning Commission or any member of his immediate household, either individually, or by way of partnership in which any of them is a partner, employee, agent or attorney, or through a partner of any of them, or through a corporation (as defined in the Instructions at Paragraph B.3) in which any of them is an officer, director, employee, agent or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has or has had any business or financial relationship (other than any ordinary customer or depositor relationship with a retail establishment, public utility, or bank), including receipt of any gift or donation having a value of \$100 or more, singularly or in the aggregate, with or from any of those persons or entities listed above.

**EXCEPT AS FOLLOWS: (If none, so state). None.**

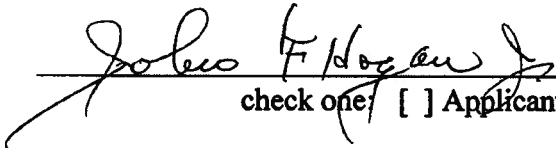
Check if applicable:

☐ Additional information attached. See Attachment to Paragraph C-4(c).

**D. COMPLETENESS**

That the information contained in this affidavit is complete, that all partnerships, corporations (as defined in Instructions, Paragraph B.3), and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, OR LESSEE of the land have been listed and broken down, and that prior to each hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including any gifts or business or financial relationships of the type described in Section C above, that arise or occur on or after the date of this Application.

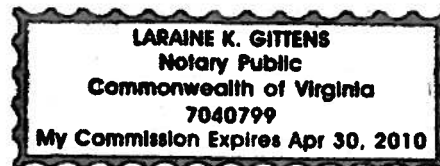
WITNESS the following signature:

  
check one: ☐ Applicant or ☒ Applicant's Authorized Agent  
John F. Hogan, Jr. Pres  
(Type or print first name, middle initial and last name and title of signee)

Subscribed and sworn before me this 14<sup>th</sup> day of November, 2008, in the State/Commonwealth of Virginia, in the County/City of Loudoun.

  
Notary Public

My Commission Expires: April 30, 2010





**Important! The adopted Affidavit and Reaffirmation of Affidavit forms shall not be altered or modified in any way. Any form that is altered or modified in any way will not be accepted.**

**REAFFIRMATION OF AFFIDAVIT**

In reference to the Affidavit dated May 9, 2008 for the Application of  
(enter date of affidavit)

Hogan & Sons, Inc.

(enter name(s) of Applicant(s))

in Application Number(s): SPEX 2008-0036, Hogan & Sons Goodyear

(enter Application number(s))

I, John F. Hogan, Jr. do hereby state that I am an

(check one) ☐ Applicant (must be listed in Paragraph B of the above-described affidavit)

☒ Applicant's Authorized Agent (must be listed in Paragraph B of the above-described affidavit)

and that to the best of my knowledge and belief, the following information is true:

(check one)

☐ I have reviewed the above-described affidavit, and the information contained therein is true and complete as of \_\_\_\_\_ (today's date); or

☒ I have reviewed the above-described affidavit, and I am submitting a new affidavit which includes changes, deletions or supplemental information to those paragraphs of the above-described affidavit indicated below:

(Check if applicable)

☒ Paragraph C-1

☒ Paragraph C-2

☒ Paragraph C-3

☒ Paragraph C-4(a)

☐ Paragraph C-4(b)

☐ Paragraph C-4(c)

WITNESS the following signature: John F. Hogan, Jr.

(check one)

☐ Applicant

☒ Applicant's Authorized Agent

John F. Hogan, Jr.

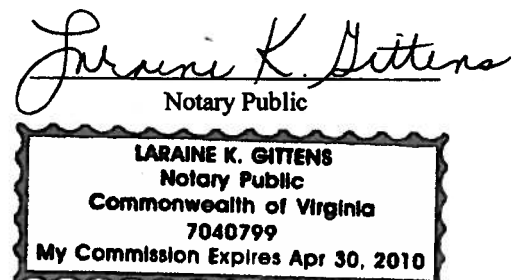
(Type or print first name, middle initial, last name and title of signee)

Subscribed and sworn to before me this 14<sup>th</sup> day of November, 2008,  
in the State/Commonwealth of Virginia, County/City of Loudoun.

My Commission expires: April 30, 2010

Revised October 21, 2008

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A-055

# **SOUTH RIDING PROFESSIONAL CENTER/GOODYEAR**

## **Special Exception**

**– Statement of Justification –**

**May 19, 2008**

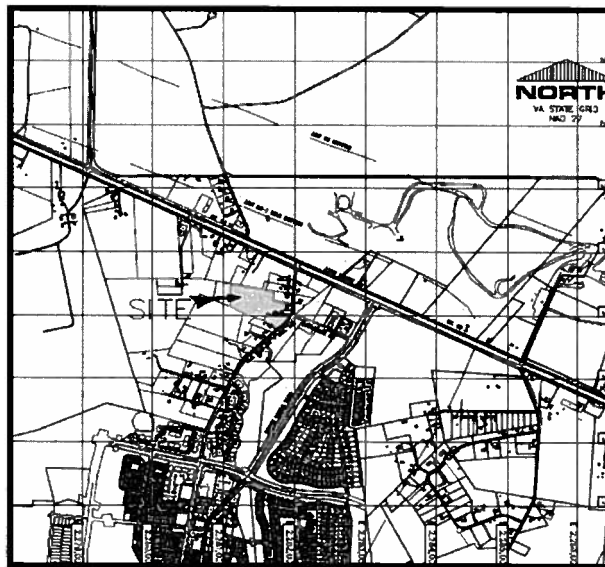
**October 8, 2008**

**SPEX 2008-0036**

## **INTRODUCTION**

Hogan & Sons, Inc. of Leesburg, Virginia (the "Applicant") seeks a Special Exception to establish additional uses – motor vehicle service and repair, light – on 3.88 acres (the "Property") in the Dulles Community of the Suburban Policy Area.<sup>1</sup> The proposed special exception use would occupy 7,760 square feet within an 11,000-square foot located on the Property. The remaining 3,240 square feet of the building will be occupied by office uses permitted as a matter of right. The Property is located on the west side of Ellick Road and south of Route 50 and is currently zoned Commercial – Light Industrial (CLI). See Figure 1 for Vicinity Map. The Property is part of a larger development known as South Riding Professional Center. A site plan for the Property has already been approved and amended (SPAM 2007-0085). If the proposed Special Exception is approved, the site plan will need to be further amended to be consistent.

**Figure 1: Vicinity Map**



<sup>1</sup> The Property consists of one parcel described as Loudoun County Tax Map 101, parcel F1(1), with PIN # 127-26-4734.

**SOUTH RIDING PROFESSIONAL CENTER / GOODYEAR**

**Special Exception  
2008-0036**

**- Statement of Justification -**

**May 19, 2008**

**October 8, 2008**

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**APPLICANT'S PROPOSAL**

Hogan and Sons is a family-owned business, with 6 current locations in Northern Virginia. In addition to providing a retail outlet for national tire manufacturers, Hogan and Sons services various vehicle systems including air conditioning, oil/lube, transmission (maintenance), batteries, cooling system, shocks/struts, belts and hose inspections, disc brakes, tires – wheel balance, rotations, alignment, and provides overall engine analysis.

The Applicant plans to open a new facility in the South Riding Professional Center that would not only include 3,240 sf of by-right office area for use either by the Applicant or for lease, but, by moving the office to the second floor, would also incorporate 11 service bays on the first floor. Approximately 30% of the building would be used for office and the balance for vehicle service and tire storage.

The proposed 2-story building of 11,000 square feet would consist of the following (floor plans and elevations are attached at A.):

- First floor. 5,500 sf consisting of 11 service bays, waiting and show rooms, restrooms and management facilities;
- Second floor. 5,500 sf consisting of by-right office uses (3,240 sf) and tire storage for the Goodyear facility (2,260 sf)

Office use is permitted by right in the CLI district. To support the additional desired vehicle-related uses, the Applicant seeks a Special Exception for "Motor Vehicle Service and Repair, Light."<sup>2</sup> The proposed use supports the type of business that Hogan and Sons has established in 6 locations in Northern Virginia and hopes to establish on the subject Property. Motor Vehicle Service and Repair, Light, permits the sale of tires and other motor vehicle accessories, along with a level of service that does not have off-site impacts such as noise or fumes.

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<sup>2</sup> **Motor Vehicle Service and Repair, Light.** Buildings and premises wherein the primary use is the sale, servicing, repair and /or installation of motor vehicle accessories, such as the following: Spark plugs, batteries, distributors and distributor parts, tires, brakes, brake fluid, mufflers, tail pipes, water hoses, fan belts, light bulbs, fuses, floor mats, windshield wipers, wiper blades, grease retainers, wheel bearings, and mirrors. Light vehicle service establishments may also include greasing lubrication and radiator flushing, minor servicing and repair of carburetors, fuel pumps, oil pumps, water pumps and lines, electrical systems, and minor motor adjustments not involving removal of the head or crankcase or racing the motor, except that 10% of the floor area may be used for heavy motor vehicle service and repair as defined in Motor Vehicle Service and Repair, Heavy. Uses permissible at a vehicle light service establishment shall not include major mechanical and body work, the repair of transmissions or differentials, straightening of body parts, painting, welding or other work involving noise, glare, fumes, smoke, or other characteristics to an extent greater than normally found in service stations. Motor vehicle service and repair shall be conducted within a building and shall not include on-site storage of inoperable vehicles. All areas containing vehicles under repair shall be screened.

**SOUTH RIDING PROFESSIONAL CENTER / GOODYEAR**

**Special Exception**

**2008-0036**

**- Statement of Justification -**

**May 19, 2008**

**October 8, 2008**

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The subject property is a pad site within South Riding Professional Center, being developed by Arcadia Commercial Co., which includes a 26-unit two-story office and medical condo building that totals 57,288 square feet. Units range from 1,400 square feet to 3,000 square feet. The South Riding professional center also includes three pad sites, one of which is the subject Property of this application. The total square footage for the South Riding Professional Center is 90,555 square feet.

**SPECIAL EXCEPTION FACTORS FOR CONSIDERATION**

Section 6-1310 of the Zoning Ordinance outlines various factors for consideration in the review of a special exception request. The following is an analysis of these factors in relation to the Property:

**(A) Whether the proposed special exception is consistent with the Comprehensive Plan.**

The Revised General Plan, including the Arcola/Route 50 CPAM, guides the land use for the site. We believe that the proposed Special Exception is consistent with all applicable policies of the Comprehensive Plan and represents an opportunity for the County to implement some of its goals for the Route 50 Corridor.

The subject property is located in the Suburban Policy Area in the Dulles Community. The planned land use is Business Community, which provides for either Regional Office or Light Industrial Communities. The subject Property is developing as part of a small center that will include both office and light industrial types of uses.

The proposed Special Exception use, "Motor Vehicle Service and Repair, Light," is considered by the County's Comprehensive Plan to be a type of retail land use. Plan policy supports up to 10% retail in areas designated for Business land use and supports additional retail if several criteria are met:

- a. The retail use provides the goods and services needed by local employment and residential communities and/or supports the development of tourism in the Route 50 corridor;

Vehicle services, such as proposed here, are available in a very limited supply in the South Riding community, and the bulk of these types of services are accessed in the Chantilly area of Fairfax County, representing retail leakage that Loudoun has long sought to limit through balanced land use policies.

- b. The retail use is compatible with and can illustrate a coordinated design, transportation connection or other relationship with the surrounding communities that exist or have been approved;

SOUTH RIDING PROFESSIONAL CENTER / GOODYEAR

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October 8, 2008

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The proposed use is part of a larger professional center, which includes a total of four buildings. It is accessed from Elk Lick Road, just south of existing uses such as the Main Street car wash, and shares a point of access with the balance of the professional center.

- c. The retail use does not access Route 50 directly;

Access is taken from Elk Lick Road.

- d. The proposal provides appropriate and adequate transportation infrastructure;

No new physical infrastructure is recommended, per the Traffic Impact Analysis prepared by M.J. Wells & Associates dated May 9, 2008.

- e. The proposal conforms with policies in the Retail Plan. (Land Use Policy #2).

There are no additional detailed policies in the Retail Plan that address this type of use per se. The proposed use provides services and retail options that are of the scale and quality to be consistent with neighborhood retail policies.

In summary, the South Riding Professional Center/Goodyear SPEX provides a mix of retail and office uses that would serve the surrounding neighborhood, increase locational options for small and medium sized businesses in Loudoun and greatly improve the visual quality of the Route 50 Corridor in this location. The project complements the established development pattern and is well served by infrastructure.

- (B) **Whether the proposed special exception will adequately provide for safety from fire hazards and have effective measures of fire control.**

The proposed development will be consistent with all fire codes.

- (C) **Whether the level and impact of any noise emanating from the site, including that generated by the proposed use, negatively impacts the uses in the immediate area.**

No. The proposed development is separated from adjacent uses by an existing brick wall.

- (D) **Whether the glare or light that may be generated by the proposed use negatively impacts uses in the immediate area.**

No. The Applicant will provide shielded lighting fixtures to prevent glare and light trespass.

SOUTH RIDING PROFESSIONAL CENTER / GOODYEAR

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October 8, 2008

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(E) **Whether the proposed use is compatible with other existing or proposed uses in the neighborhood, and adjacent parcels.**

The proposed development adds small scale office and retail uses that are needed in the Route 50 Corridor and that are well integrated into the surrounding planned development. The proposed building is part of a previously planned four-building professional center.

(F) **Whether sufficient existing or proposed landscaping, screening and buffering on the site and in the neighborhood will adequately screen surrounding uses.**

The adjacent property to the north, a daycare center, has an existing brick wall that provides a hard surface, along with a Type II buffer yard. Because of the existing wall and vegetation along the north property line, surrounding uses will be adequately screened by provision of landscaping within the ten-foot parking strip as depicted on the proposed special exception plat.

(G) **Whether the proposed special exception will result in the preservation of any topographic or physical, natural, scenic, archaeological, or historic feature of significant importance.**

No significant features exist on site.

(H) **Whether the proposed special exception will damage existing animal habitat, vegetation, water quality (including groundwater) or air quality.**

No. In addition, the County has already approved development of the Property and surrounding professional center under the CLI zoning district and ground disturbing activities have proceeded consistent with the zoning.

(I) **Whether the proposed special exception at the specified location will contribute to or promote the welfare or convenience of the public.**

We believe that both the office and retail uses will meet existing needs in the community.

(J) **Whether the traffic expected to be generated by the proposed use will be adequately and safely served by roads, pedestrian connections and other transportation services.**

A traffic study was conducted by M.J. Wells & Associates (May 9, 2008). No negative impacts were identified in the course of the study.

SOUTH RIDING PROFESSIONAL CENTER / GOODYEAR

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- (K) **Whether, in the case of existing structures proposed to be converted to uses requiring a special exception, the structures meet all code requirements of Loudoun County.**

N/A

- (L) **Whether the proposed special exception will be served adequately by essential public facilities and services.**

All infrastructure is available to the site.

- (M) **The effect of the proposed special exception on groundwater supply.**

None. The site is served by central water and sewer.

- (N) **Whether the proposed use will affect the structural capacity of the soils.**

A soils report, as required, will be submitted at site plan.

- (O) **Whether the proposed use will negatively impact orderly and safe road development and transportation.**

No. As noted above, a traffic study was prepared by M.J. Wells & Associates (May 9, 2008) and no negative impacts are anticipated.

- (P) **Whether the proposed special exception use will provide desirable employment and enlarge the tax base by encouraging economic development activities consistent with the Comprehensive Plan.**

The project includes retail development which will add jobs and increase the tax base. Also, the project includes office space and so contributes to employment possibilities by making space available for small and medium sized businesses to locate in Loudoun County, which, in turn, improves the tax base.

- (Q) **Whether the proposed special exception considers the needs of agriculture, industry, and businesses in future growth.**

See P above.

- (R) **Whether adequate on and off-site infrastructure is available.**

All utilities and transportation infrastructure are available to the site.

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- (S) **Any anticipated odors which may be generated by the uses on site and which may negatively impact adjacent uses.**

None.

- (T) **Whether the proposed special exception uses sufficient measures to mitigate the impact of construction traffic on existing neighborhoods and school areas.**

N/A. No residential land use is included.



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# HOGAN & SONS GOODYEAR

SPEX 2008-0036

## FIRST RESPONSE TO COUNTY REFERRAL COMMENTS

October 10, 2008

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### LOUDOUN COUNTY PARKS, RECREATION AND COMMUNITY SERVICES

*(July 30, 2008)*

**Comment 1:** PRCS has reviewed the referenced application, and offers no objection to its approval based on the material provided.

**Response:** Acknowledged.

### LOUDOUN COUNTY DEPARTMENT OF GENERAL SERVICES – STORMWATER MANAGEMENT

*(August 11, 2008)*

**Comment 1:** No stormwater concepts were provided so therefore we reserve the opportunity to review and comment at the development review stage.

**Response:** The stormwater management system for the South Riding Professional Center, including the subject property, has been fully approved with SPAM 2007-0085 and has already been installed. The proposed special exception use does not increase the proposed impervious area. See STPL 2005-0002 for details of the approved stormwater management system.

### LOUDOUN WATER

*(August 15, 2008)*

**Comment 1:** Loudoun Water has reviewed the referenced application and has no objection to its approval.

Loudoun Water could serve the proposed development by extension of existing facilities. Public water and sanitary sewer service would be contingent upon the developer's compliance with our *Statement of Policy; Rate, Rules and Regulations;* and Design Standards.

**Response:** Acknowledged.

ATTACHMENT 4

## **LOUDOUN COUNTY OFFICE OF TRANSPORTATION SERVICES**

*(August 21, 2008)*

**Comment 1:** As the applicant proposes on Page 18, Paragraph # 2, recommend that the eastbound approach for the entrance at Amberwood Plaza be restriped to provide a separate left and shared through-right lane. This movement is expected to operate at LOS "E" during the PM peak hour under both the approved and proposed programs. Since the movement's delay is minimal (approximately seven seconds) and not significantly affecting other turning movements at the intersection, and only occurs during the PM peak hour, no other geometric or lane widening improvements are recommended.

**Response:** Acknowledged. The Applicant will agree to a condition of approval requiring the restriping as a condition of issuance of the zoning/building permit for the building.

**Comment 2:** Please document that the 6' trail connects to the trail proposed on the parcel to the north.

**Response:** The 6-foot trail shown on Sheet 3 is an existing improvement, outside the limits of the current special exception application, that was already constructed per SPAM 2007-0085, and is available for the offsite owner to connect to use.

**Comment 3:** Recommend that when the total site is developed with the additional office use that the traffic study be resubmitted for additional review with that application.

**Response:** The subject property is located in the CLI zoning district, and has already been approved per SPAM 2007-0085 for 5,500 square feet of office uses, which is a use permitted by right in the CLI district. Upon approval of SPEX 2008-0036, the Applicant will submit an application for approval of a site plan amendment to permit the building that will contain both 3,240 square feet of by-right office and the Hogan & Sons Goodyear use.

## **LOUDOUN COUNTY HEALTH DEPARTMENT**

*(August 22, 2008)*

**Comment 1:** This Department reviewed the package provided to this office and the plat prepared by Bowman Consulting revised 7/1/08, and has no comment to the proposal.

**Response:** Acknowledged.

## **VIRGINIA DEPARTMENT OF TRANSPORTATION**

*(August 22, 2008)*

**Comment 1:** Interparcel connections should be made to the properties to the north and to the south, especially to the proposed "Main Street Project" SPEX 2004-0002 to the north.

**Response:** The subject property is a pad site within the larger South Riding Professional Center, which has already been approved per STPL 2005-0002 and SPAM 2007-0085. The land adjacent to the proposed "Main Street Project" (SPEX 2004-0002) to the north is outside the scope of this special exception. The property immediately to the north of the subject property (MCPI 127-26-8430, the "Hernandez property") is not part of any commercial center to which an interparcel connection would be desirable or appropriate, and recently obtained site plan approval (SPAM 2008-0009) for use as a day care facility.

The land adjacent to the south is likewise outside of the scope of this special exception, and interparcel connection is not appropriate to have traffic move through an onsite Montessori school, as was approved with SPAM 2007-0085.

**Comment 2:** This applicant should provide a monetary contribution towards a traffic signal at the intersection of Route 50 and Elk Lick Road, Route 621.

**Response:** The Applicant believes that the traffic signal at the intersection of Route 50 and Elk Lick Road has already been fully funded by others. Furthermore, as stated in the South Riding Professional Center Goodyear Special Exception Traffic Impact Analysis prepared by Wells & Associates and dated May 9, 2008 and revised through October 6, 2008, the proposed special exception can be expected to generate only 19 AM peak hour trips and 39 PM peak hour trips beyond the currently approved development for this site. The signalized intersection is expected to operate at level of service B with or without the proposed special exception use.

**Comment 3:** We recommend that this applicant provide a monetary contribution towards area transportation improvements.

**Response:** As stated in the South Riding Professional Center Goodyear Special Exception Traffic Impact Analysis prepared by Wells & Associates and dated May 9, 2008 and revised through October 6, 2008, the existing road network is adequate to serve the proposed use, which will not have an appreciable impact upon the area transportation infrastructure. There is therefore no need for monetary contributions to mitigate the impact of the use proposed in this application.

**Comment 4:** The frontage improvements on Route 621, Elk Lick Road should be encompassed within right of way dedication.

**Response:** The frontage improvements on Route 621 are outside the scope of this special exception application. However necessary improvements within right-of-way were constructed pursuant to approved STPL 2005-0002 and have already been encompassed within the right-of-way dedication. The special exception plat has been revised to clarify this.

**Comment 5:** The frontage improvements on Route 621, Elk Lick Road should be in accordance with VDOT standards.

**Response:** Acknowledged. See response to Comment # 4 above.

**Comment 6:** Additional right of way should be dedicated on the inside of the horizontal curve on Elk Lick Road, Route 621 to the extent that, at least, a standard minimum roadway centerline radius can be met for the design speed of the Elk Lick Road.

**Response:** See response to comment # 4 above. The right-of-way for Route 621 has already been dedicated per approved SPAM 2007-0085 with 26 feet from curb to centerline.

**Comment 7:** Any utility poles within the dedicated right of way and/or the roadside clear zone are to be relocated at the expense of the applicant.

**Response:** Any and all utility poles within the right-of-way and/or clear zone have already been relocated as a part of the previously approved plan. (See STPL 2005-0002 and SPAM 2007-0085)

**Comment 8:** Please see the attached memorandum dated 08/06/2008 from Mr. Arsalan (Alex) Faghri of VDOT's Traffic Engineering Section regarding the Traffic Impact Analysis (TIA).

**Response:** The Traffic Impact Analysis has been revised per the referenced memorandum. Please see the responses to Mr. Faghri's comments prepared by Wells & Associates and revised TIA included with this submission.

## **LOUDOUN COUNTY DEPARTMENT OF PLANNING**

*(August 22, 2008)*

**Comment 1:** Staff recommends that the applicant provide a detailed inventory of the uses, including retail and service uses, within a 1,500-foot radius of the proposed service and repair facility. The applicant should also explain how the proposed use will serve the Business Community.

**Response:** The subject property is planned for Business Land Use. Business Land Use can develop either as a "Regional Office Community," or a "Light Industrial Community." Policies of the Arcola Area/Route 50 Corridor Plan are *supplemental to the countywide business and industrial communities policies.*

The subject property is part of the South Riding Professional Center, which is comprised of four buildings:

[PLEASE SEE NEXT PAGE]

1. Building 1 - Hogan & Sons proposed office/retail (motor vehicle repair), approved for 5,500 sf 1-story building and proposed for 11,000 in 2-stories.
2. Building 2 - Montessori school, 9,908 sf
3. Building 3 - Pad site, zoned CLI, 12,359 sf in a 1-story building, could develop with any CLI use.
4. Building 4 - 2-story office building with total of 57,288 sf

The office building is the primary structure and use within the South Riding Professional Center. Even assuming it is the only office use within the planned business park, the South Riding Professional Center is 67% office use by square footage.

Evaluating the proposed project within the context of the South Riding Professional Center, the proposed special exception use both adds a needed and supportive service and in no way erodes the office potential for the 8-acre site. The 57,288-square foot office building was built first and is the dominant use on this site.

We appreciate staff's recognition that sites under 50 acres can vary from plan policy. Both the 8-acre South Riding Professional Center and the subject property fall into that category. Within a 1,500-foot radius of the site, a variety of land uses can be found, ranging from residential land use to the south and east, office to the northeast and northwest, service uses to the north and heavy industrial farther north (Chantilly Crushed Stone, on the north side of Route 50). Much of the land within 1500 feet of the site has yet to develop per the zoned uses, but an analysis of known developed or approved uses indicates that retail/service uses comprise approximately 17 acres (11%) of the total acreage within a 1500-foot radius (approximately 162 acres).

In addition to the South Riding Professional Center, office space has been developed on Defender Drive to the northeast of the subject property. In short, the South Riding Professional Center is one of the few developments that has implemented the County's

	<b>Proposed</b>	
	<i>Office</i>	<i>Service/Retail</i>
<b>Building 1</b>	3240	7760
<b>Building 2</b>		9908
<b>Building 3 (unbuilt)</b>	12359	
<b>Building 4</b>	57288	
	72887	17688
<b>TOTAL</b>	90555	90555
<b>Percent Office</b>	80%	(67% if building 3 is developed with non-office uses)
<b>Percent Service / Retail</b>	20%	(33% if building 3 is developed with service/retail uses)

General Plan for the Route 50 Corridor by incorporating a significant amount of office space in this area, within a cohesively planned setting.

The proposed Goodyear tire facility provides a convenient service that is needed by both residents and businesses in the area. It is located within a predominantly office business park and so contributes to the development of the area in a land use pattern consistent with the Revised General Plan.

**Comment 2:** Staff recommends that the applicant consider employing LID facilities on-site. Staff recommends water treatment measures that mimic the pre-development conditions of the site, mitigate impacts to the watershed, and treat the stormwater runoff as an amenity. The applicant should consider various site measures, such as permeable pavers, porous concrete, cisterns, planted swales, curb cuts, rain gardens, and bioretention filters adjacent to impervious areas, to promote infiltration on-site, minimize peak storm flows, and help filter non-point source pollutants. Pipe installation should be minimized.

**Response:** The stormwater management for the subject property is already approved as part of the South Riding Professional Center per approved SPAM 2007-0085 and must be designed consistent with that site plan. Again, this site must be viewed in context of the larger planned business park, which includes adequate quality and quantity controls, including a sediment forebay, per STPL 2005-0002.

**Comment 3:** Staff also recommends that the applicant provide information regarding primary containment, secondary containment, prevention of pollutant releases, and spill contingency planning. Consideration should be given to the prevention of pollutant and hazardous materials releases into the environment as a result of leaks, fugitive air emissions, accidents, improper disposal, or discharge.

**Response:** The facility uses double walled containers for both new and used oil for its practice. Regular maintenance of both the containers and removal of used oil by certified contractors is part of the facility's standard operation. Drainage within service bays is routed to an oil separator prior to being released into an enclosed storm system, which is then routed through the site's stormwater management and best management practices facilities.

**Comment 4:** Staff recommends that the applicant commit to the pedestrian improvements as depicted on the plat.

**Response:** The applicant will commit to a condition that requires development to be consistent with the SPEX plat, including the pedestrian facilities shown within the scope of the special exception area. The 6-foot trail along Route 621 has already been constructed, as noted above.



**Comment 5:** Staff recommends that the applicant commit to a building placement and design that addresses the issues raised in the Revised General Plan and Retail Plan to include:

- Rooflines, materials, window arrangement, sign location, and architectural details compatible with the surrounding buildings;
- Usable outdoor spaces and amenities for employees and patrons, such as shaded benches and picnic tables;
- Building recesses, off-sets, angular forms, or other features;
- Distinctive roof forms; and
- Weather protection over the front walkway.

**Response:** The placement of the building on the subject property has already been determined per the approved site plan for the South Riding Professional Center as a whole. Hogan & Sons Goodyear has designed a building with architectural features reflecting those found on the 57,288-square foot office building that serves as the primary structure within the center. A rendering of the proposed building was submitted with the application. To mirror the primary structure within the Center, the Hogan & Sons building will be constructed primarily of brick and detailed similarly to the existing office building, with symmetrical window arrangement and complementary parapet detail. The building is designed with four building offsets, two per elevation, and a recess at the entry area to provide interest as well as weather protection. Two or three benches for patrons will also be placed near the entry area of the building. Other features include flat or angled awnings at the service bay areas. These details will provide not only an attractive structure but also one that blends with the architectural style and materials of the primary building within the South Riding Professional Center.

**Comment 6:** Staff recommends that the depicted plantings be augmented around the building with special consideration to the building frontage along the entry road, to create an overhead tree canopy. The applicant should then commit to the landscaping and buffering.

**Response:** The proposed plan provides for the installation of 13 canopy trees and 9 ornamental trees. Space allocated for these plantings is appropriate for the type of trees and to ensure their longevity. A list of potential plant materials will be listed on the plan sheet. We are pleased to meet with staff to review the landscaping plan.

**Comment 7:** Staff recommends that the applicant provide further assurances that lighting will be fully shielded, provide a glare free environment, be confined to the site, and turned off after business hours, unless required for security purposes, and that illumination levels will be no greater than necessary for a light's intended purpose. All lighting should be designed to preclude light trespass onto adjoining properties, glare to passersby, skyglow, and deterioration of the nighttime environment.

**Response:** The Applicant is willing to commit to the following standards:

1. Maximum height of pole mounted lights shall be 25 feet.

2. Fully shielded lighting fixtures shall be used in all areas. The light element of a fixture shall not extend below the cutoff shield.
3. All exterior lighting shall be extinguished from 10p-6a except for security lighting.

## **LOUDOUN COUNTY DEPARTMENT OF FIRE, RESCUE AND EMERGENCY MANAGEMENT**

*(August 25, 2008)*

**Comment 1:** The Fire and Rescue Planning Staff is not opposed to the application as proposed. However, staff respectfully requests that the applicant meet with the fire-rescue staff at Station 19 Dulles Public Safety Center, prior to site plan approval to discuss proposed fire protection, safety measures, tire storage, etc.

**Response:** The Applicant will gladly meet with fire-rescue staff prior to site plan approval to discuss the matters referenced.

## **LOUDOUN COUNTY DEPARTMENT OF BUILDING AND DEVELOPMENT - ZONING**

*(September 3, 2008)*

### **A. SPEX Comments:**

**Comment 1:** Please indicate the size of the Special Exception use. Is the entire 11,000 square feet the Special Exception use or are some portions of the square footage by-right uses? Please include use square footages on the Special Exception plat, as well as in the Statement of Justification. Be advised the entire square footage of the building is not included in the SPEX request. Any future expansion of the use would require a new Special Exception.

**Response:** The size of the proposed Hogan & Sons Goodyear special exception use is 7,760 square feet. The remaining 3,240 square feet of the 11,000-square foot building will house by-right office uses. Sheet 1 and Note 4 of the special exception plat, as well as the statement of justification, have been revised to clarify this. The revised plat and statement of justification have been included with this submission.

**Comment 2:** Correct the proposed zoning tabulations to include square footages.

**Response:** The zoning tabulations on Sheet 1 have been revised to include square footages.

**Comment 3:** Correct the proposed parking tabulations to include square footages in order to correctly identify the required parking.

**Response:** The parking tabulation on Sheet 1 provides the following breakdown under the heading "Parking Provided": 13 spaces for 3,240 square feet of office use; 33 spaces for 11 service bays plus 2 spaces for 772 square feet of sale area. Per Section 5-1102 of the Zoning Ordinance, the parking requirements for motor vehicle service uses are based on square footage of sale area and number of service bays.

**Comment 4:** All parking associated with the Special Exception use must be located within the limits of the Special Exception.

**Response:** The special exception plat has been revised to include all parking associated with the proposed use within the limits of the special exception.

**Comment 5:** The loading space located on the west side of the building appears to be located in front of several service bays, requiring someone to drive over the loading space to get to service bays. Please verify the traffic pattern.

**Response:** Per Section 5-1102, no loading space is required for the proposed use.

**Comment 6:** The existing parking agreement allows for shared parking, however it does not alleviate the requirement for each of the uses to provide the minimum number of parking spaces. (There is enough overall parking for the entire site; however, the required parking for the Special Exception use is not shown within the area of the SPEX as required.)

**Response:** Sheet 3 has been revised to show all parking associated with the proposed use within the area of the SPEX.

**Comment 7:** Clearly identify all required yards and setbacks (parking, and building) and the required buffer yards.

**Response:** Sheet 3 has been revised to depict buffer yards and setbacks more clearly.

**Comment 8:** According to County records the northern property bordering this site has a residential use. Please correct the Type I buffer to provide the required Type III buffer yard.

**Response:** There is an existing six foot high brick wall that runs along the entire northern boundary of the subject property. The Applicant has proposed a ten foot wide Type I landscape buffer in front of the brick wall. In addition, the property bordering the site to the north has recently been approved for a day care use per SPAM 2008-0009, which includes a full Type II buffer yard above and beyond the existing six foot high

brick wall. Per Section 5-1406(C), the brick wall and buffer yard provided on the property to the north may be taken into consideration in considering a reduction of the required buffer on the subject property. As a practical matter, the combined ten-foot Type I buffer on the subject property, six foot high solid brick wall, and 20 foot wide Type II buffer on the other side of the brick wall should provide more than adequate buffering. The total buffer already proposed equates to a Type 4 buffer.

**Comment 9:** The Statement of Justification indicates no noise will negatively affect the immediate area. Please provide information as to how noise will not affect the immediate area.

**Response:** All work and associated noise for the proposed facility will be contained within the facility; therefore the adjacent properties will not be adversely affected by the proposed project.

## **LOUDOUN COUNTY ENVIRONMENTAL REVIEW TEAM**

*(September 3, 2008)*

**Comment 1:** Staff requests additional information describing the type, storage, use, and disposal of hazardous materials that will be utilized at the facility to demonstrate compliance with 5.320.E of the FSM.

**Response:** The Applicant will comply with all applicable provisions of the Facilities Standards Manual as a part of site plan approval for this use.



## WELLS + ASSOCIATES

**TO:** John Hogan, III  
Hogan & Sons, Inc.

**CC:** Alex Faghri  
Virginia Department of Transportation

**FROM:** Michael J. Workosky  
Michael Buelow  
Wells + Associates, Inc

**DATE:** October 2, 2008

**SUBJECT:** South Riding Professional Center Goodyear  
Response to VDOT Comments;  
Loudoun County, Virginia

### Introduction

This letter presents a summary of comments and responses regarding the South Riding Professional Center Goodyear. The property is located on the west side of Elk Lick Road (Route 621) at the intersection with Defender Drive, south of John Mosby Highway (Route 50), east of Loudoun County Parkway (Route 606) and north of Tall Cedars Parkway in Loudoun County, Virginia,. The letter is based on comments provided by Mr. Arsalan (Alex) Faghri of the Virginia Department of Transportation (VDOT), dated August 6, 2008.

The comments provided by VDOT are based on the original analyses submitted to VDOT dated May 9, 2008.

The following summarizes the comments and responses regarding the traffic study. All revised tables and figures are included in the revised traffic study that accompanies this letter.

### Summary of Comments and Responses

Comment 1. Please Provide a hard copy of the TIA with the next submittal.

Response 1. A copy of the revised Special Exception Traffic Impact Analysis is included with the upcoming submission. The revised document addresses all comments provided by VDOT.

Comment 2. Although the existing volume and lane configuration is correctly depicted on Figures 3 and 4, however, they do not match the volume and lane use input on Synchro in the analysis of existing conditions. This would produce erroneous analysis of existing conditions. The volume input on Synchro is lower and lane configuration is incorrect. Please use the correct volume and lane configuration.

Response 2. The existing volumes and lane use shown on Figures 3 and 4 are correct. Volumes and lane use input in Synchro were modified to enable stop controlled analyses. Highway Capacity Software (HCS) analysis such as the methodology used in Synchro 7 does not support stop controlled intersection with more than two lanes per approach. For analysis purposes the eastbound lane use was modified to include one shared through and left turn lane and a shared through and right turn lane. No turning movement volumes were adjusted. The eastbound through volume was reduced by 15 percent, assuming the majority travel in one lane and to be conservative. The westbound lane use was modified to include a single through and a separate left turn lane. The through volume was reduced by 40 percent, assuming 60 of the volume travels in a single lane to be conservative. Thus, the levels of service reflected on the top of page 9 and in Table 1 provide a conservative analysis of the John Mosby Highway/Elk Lick Road intersection.

Comment 3. Based on Comment 1 above, please modify the results of the analysis for existing LOS on top of page 9 and also on Table 1.

Response 3. Please see response two above.

Comment 4. Comment 1 also applies to 2010 approved development LOS. Although volume discrepancy is less drastic but please use the correct volumes on all Synchro analyses.

Response 4. The volumes and lane use input into Synchro 7 for analysis of 2010 approved development are correct. The volumes on Figure 9 have been updated to reflect the correct volumes.

Comment 5. All of Table 1 should be modified based on the above comments.

Response 5. Table 1 has been updated where necessary.

Comment 6. Figure 4 "Existing peak hour volumes" plus Figure 5 "Annual growth 2% compounded annually" plus Figure 7 "2010 other development traffic" plus Figure 8 "Site Generated traffic" do not add up to either Figures 9 or 10 which represent 2010 total future either for the approved or proposed development. Please explain.

Response 6. The volumes shown on Figure 5 were incorrect and were a graphical error. All figures have been updated to accurately reflect the correct traffic forecasts, and to not affect the results of the original or revised traffic study.

Comment 7. *The 11 background developments are excessive. Developments such as Brambleton or Kirk Patrick Farms are simply too far to impact the study area. Furthermore, some of these developments may not be fully built-out by 2010. Please refine the list and use more reasonable assumptions.*

Response 7. We have reviewed the background developments included in the original traffic study and agree with VDOT that Brambleton and Kirkpatrick Farms are too far to be included in this analysis. The level of development within each of the other background developments included in the traffic study was estimated based on the ultimate approved development programs, the projected pace of development in the study area was estimated based on previous studies for the for the respective background development.

Questions regarding this document should be directed to Wells & Associates.

O:\PROJECTS\4001 - 4500\4035 SOUTH RIDING PROFESSIONAL\DOCUMENTS\CORRESPONDENCE\GOODYEAR COMMENTS AND RESPONSES (W+A DRAFT 10.3.08).DOC

# HOGAN & SONS GOODYEAR

SPEX 2008-0036

## RESPONSE TO SECOND COUNTY REFERRAL COMMENTS

November 7, 2008

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### VIRGINIA DEPARTMENT OF TRANSPORTATION

(October 24, 2008)

**Comment 1:** We continue to recommend that this applicant provide a monetary contribution towards area transportation improvements.

**Response:** The Office of Transportation Services has reviewed the proposed use and has not requested a monetary contribution.

### LOUDOUN COUNTY OFFICE OF TRANSPORTATION SERVICES

(October 29, 2008)

**Comment 1:** The applicant VDOT, Department of Planning and OTS met on 10/24/08, to discuss VDOT comments and review the site layout. The following new comment is a result of that meeting. Recommend a special exception condition that would require the southern bay entrance for the use to be limited to off-peak hours if a traffic flow problem is noted on Elk Lick Road that impedes right turns from Elk Lick Road into Amberwood Plaza. This southern bay entrance and the parking opposite the southern bay entrance could present future conflicts with this movement and there appears to be no other possible solutions. A signal at Elk Lick/Defender Drive/Site Entrance would be too close to the future Route 50 signal, approximately less than 800', and there is not enough ROW for a right turn lane into the entrance and a right turn lane may not be allowed into a private entrance. At this meeting, it was also noted that the curve on Elk Lick Road needs additional ROW to correct the curvature. However, this ROW, which was part of the by-right site plans, is not part of this special exception.

**Response:** The applicant would like to avoid backing out onto Amberwood Plaza from the southern garage bays rather than limiting this movement to off-peak hours. This will reduce liability as well as provide a safer method to enter onto Amberwood Plaza. In order to avoid this maneuver the layout was modified slightly to provide a location for employees to turn around and enter onto Amberwood Plaza head on. This was accomplished by shifting the building to the north and extending the entrance from Amberwood Plaza to the southern garage bays and providing a turn around. Notwithstanding the revised layout, the applicant is willing to agree to the special exception condition described above.



The revised layout along with a slight modification to the pedestrian circulation actually reduced the impervious area for the site by 300 SF. In addition, this revision provides more green space in front of the building providing for a more aesthetically pleasing entrance and final product. All landscaping items were retained from the previous layout.

## **LOUDOUN COUNTY DEPARTMENT OF PLANNING**

*(October 29, 2008)*

**Comment 1:** While staff recognizes that that SPAM 2007-0085 already includes adequate water quality and quantity controls, staff suggests that the applicant route storm flows, other than flows from parking areas, through planted areas to help ensure the viability of the plant materials. The applicant could take advantage of storm flows from the vegetated area east of the site, along with on-site roof runoff.

**Response:** We acknowledge that directing runoff thru planted areas would be preferable. The vegetated area to the east of the site is uphill from the proposed drainage that would be created by the site. In addition, this would direct the runoff away from the existing SWM/BMP facility designed to handle this flow both for quantity as well as quality. All efforts to comply with this comment were made, but with the existing improvements already installed on site, this would be very difficult to accomplish.

**Comment 2:** Staff appreciates the inclusion of these design practices into the development and recommends that the applicant commit to them.

**Response:** The Applicant is willing to commit to a building that generally conforms to the design depicted on the conceptual drawings that have been submitted with this application but reserves the right to modify the design as necessary to accommodate engineering and/or site constraints. The design elements described in the Applicant's first response will be maintained.

**Comment 3:** Staff recommends that the applicant meet with the County Forester to review the plant materials, landscaping plan, and planting details. Staff also recommends that the applicant select plant species indigenous to the Virginia Piedmont region and commit to the landscaping plan.

**Response:** The Applicant is willing to commit to using plant species indigenous to the Virginia Piedmont region in the landscaping within the area of the special exception, and will gladly meet with the County Forester as part of the site plan approval process.

## **LOUDOUN COUNTY ENVIRONMENTAL REVIEW TEAM**

*(October 29, 2008)*

**Comment 1:** The applicant's responses state that drainage within the service bays is routed to an oil/water separator prior to being released into an enclosed storm system. Please note that per Facilities Standards Manual (FSM) Section 5.320.E.4.a, the oil/water separator must discharge to the sanitary sewer, when available.

**Response:** Comment acknowledged. The oil/water separator that will be installed for the service bays will be discharged into the sanitary sewer. A note has been included on the cover sheet indicating that this will be done at the site plan stage of the project.

**Comment 2:** The proposed parking areas will be used for vehicles waiting to be repaired, which provide the potential for oils to accumulate. To better protect water quality, which is an issue for consideration per Section 6-1310(H) of the Revised 1993 Loudoun County Zoning Ordinance, staff recommends that the applicant commit to also sending runoff from the parking areas to an oil/water separator.

**Response:** The installation of an additional oil water separator to treat runoff from the parking lots would require that improvements already installed would need to be removed and replaced. The small parking area is also split into two smaller areas that could not be treated with a single oil/water separator and would require multiple oil/water separators. In addition, any and all maintenance will be handled internal to the building, where oils are collected and discharged into an oil/water separator. With all of that said and the fact that the runoff is treated qualitatively in through the existing pond, we respectfully suggest that additional facilities are not necessary at this location.

## **LOUDOUN COUNTY DEPARTMENT OF BUILDING AND DEVELOPMENT – ZONING ADMINISTRATION**

*(November 6, 2008)*

**Comment 1:** Under Parking Tabulations identify total parking spaces required and provided. Clarify the discrepancy of the parking totals, according to the SPEX plat 50 parking spaces are proposed, yet only 37 parking spaces are within the SPEX plat. There are 48 parking spaces required for this application.

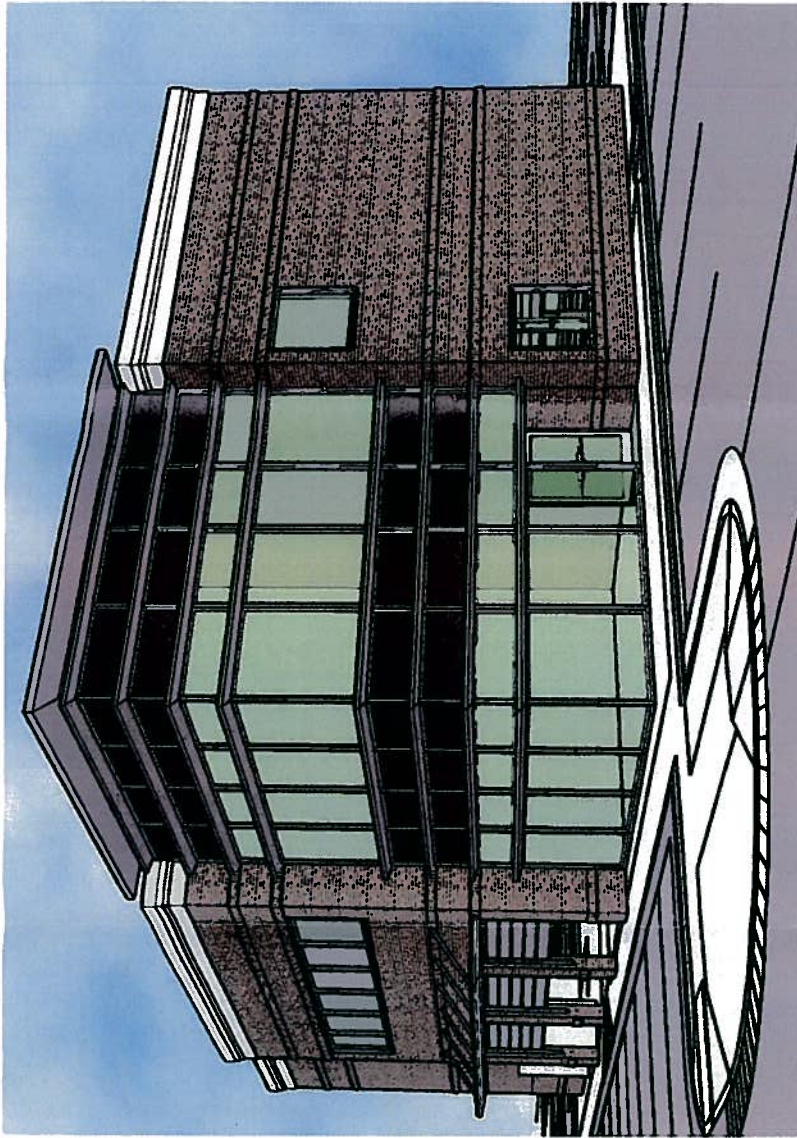
**Response:** The parking tabulations on Sheet 1 have been revised to identify 49 total parking spaces provided. Sheet 3 depicts 49 spaces within the area of the special exception.

**Comment 2:** The loading space will be reviewed with the site plan.

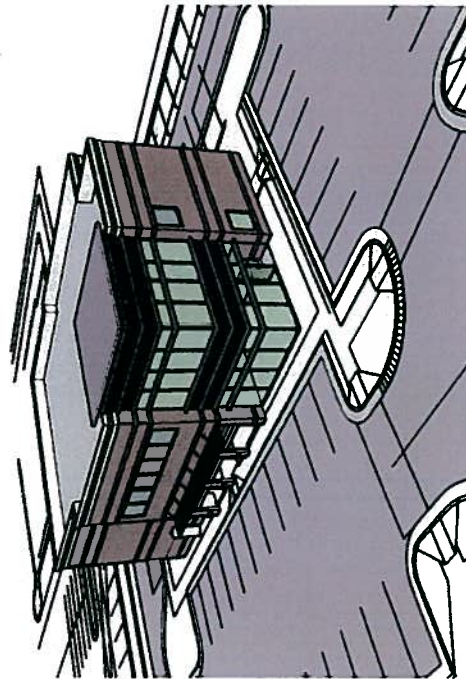
**Response:** Acknowledged.

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# SCHEME #1



ENTRANCE



AERIAL VIEW



PINNACLE DESIGN & CONSULTING

HOGAN & SONS TIRE CENTER  
JOHNSON BUILDING CORPORATION

P3132

The purpose of this drawing is to convey the initial design concept only.  
The actual completed design and construction documents may vary in detail,  
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04/25/08



A-081